086.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,400 / 675,400
					USE VALUE:	675,400 / 675,400
					ASSESSED:	675,400 / 675,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
257		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLANT SUSAN W
Owner 2:	CHO DANYUL Y
Owner 3:	
Street 1:	257 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAUT JEFFREY G & NATHALIE -
Owner 2:	-
Street 1:	257 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,087 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1374 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5087.000	274,300	300	400,800	675,400
Total Card	0.117	274,300	300	400,800	675,400
Total Parcel	0.117	274,300	300	400,800	675,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.56 | /Parcel: 491.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 54826

GIS Ref

GIS Ref

Insp Date 10/29/18

!7055!

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,300	300	5,087.	400,800	675,400	675,400	Year End Roll	12/18/2019
2019	101	FV	234,000	0	5,087.	395,100	629,100	629,100	Year End Roll	1/3/2019
2018	101	FV	234,000	0	5,087.	303,500	537,500	537,500	Year End Roll	12/20/2017
2017	101	FV	234,000	0	5,087.	286,300	520,300	520,300	Year End Roll	1/3/2017
2016	101	FV	234,000	0	5,087.	263,400	497,400	497,400	Year End	1/4/2016
2015	101	FV	220,500	0	5,087.	246,200	466,700	466,700	Year End Roll	12/11/2014
2014	101	FV	220,500	0	5,087.	226,800	447,300	447,300	Year End Roll	12/16/2013
2013	101	FV	220,500	0	5,087.	226,800	447,300	447,300		12/13/2012

PRINT

Date	Time
12/10/20	21:44:07

LAST REV

Date	Time
12/26/19	16:58:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7055

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUT JEFFREY G	38111-6		2/26/2003		404,000	No	No		
KENRICH WALTER	31253-236		3/28/2000		314,000	No	No		
MOGE MARCEL J	26229-331		4/16/1996		181,000	No	No		Y

USER DEFINED

Prior Id # 1:	54826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1774	Insulate	4,947	C				
9/17/2019	1436	Wood Dec	8,500					
10/18/2013	1551	Manual	24,750	C				
3/26/2012	277	Redo Bat	25,136	C				renovate existing

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
6/5/2012	Info Fm Prmt	MM	Mary M
3/6/2009	Meas/Inspect	372	PATRIOT
5/15/2003	MLS	MM	Mary M
6/2/2000	MLS	MM	Mary M
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5087		Sq. Ft.	Site		0	70.	1.13	6									400,826						400,800	

Total AC/HA:	0.11678	Total SF/SM:	5087	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	400,826	Spl Credit		Total:	400,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.13838613
Adj $ / SQ:	192.103
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372658
Depreciation:	98382
Depreciated Total:	274276

COMMENTS

WITH 86-5-10B PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

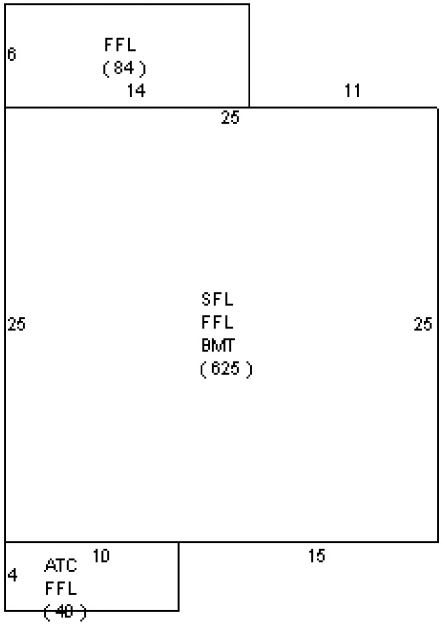
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	749	192.100	143,885
BMT	Basement	625	57.630	36,019
SFL	Second Floor	625	192.100	120,064
ATC	Attic	14	192.100	2,689

Net Sketched Area:	2,013			Total:	302,657
Size Ad	1388	Gross Are	2039	FinArea	1374

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.10
Special Features:	0	Val/Su Net:	136.26
Final Total:	274300	Val/Su SzAd	197.62

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	AV	2000	6.00	T	15.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300